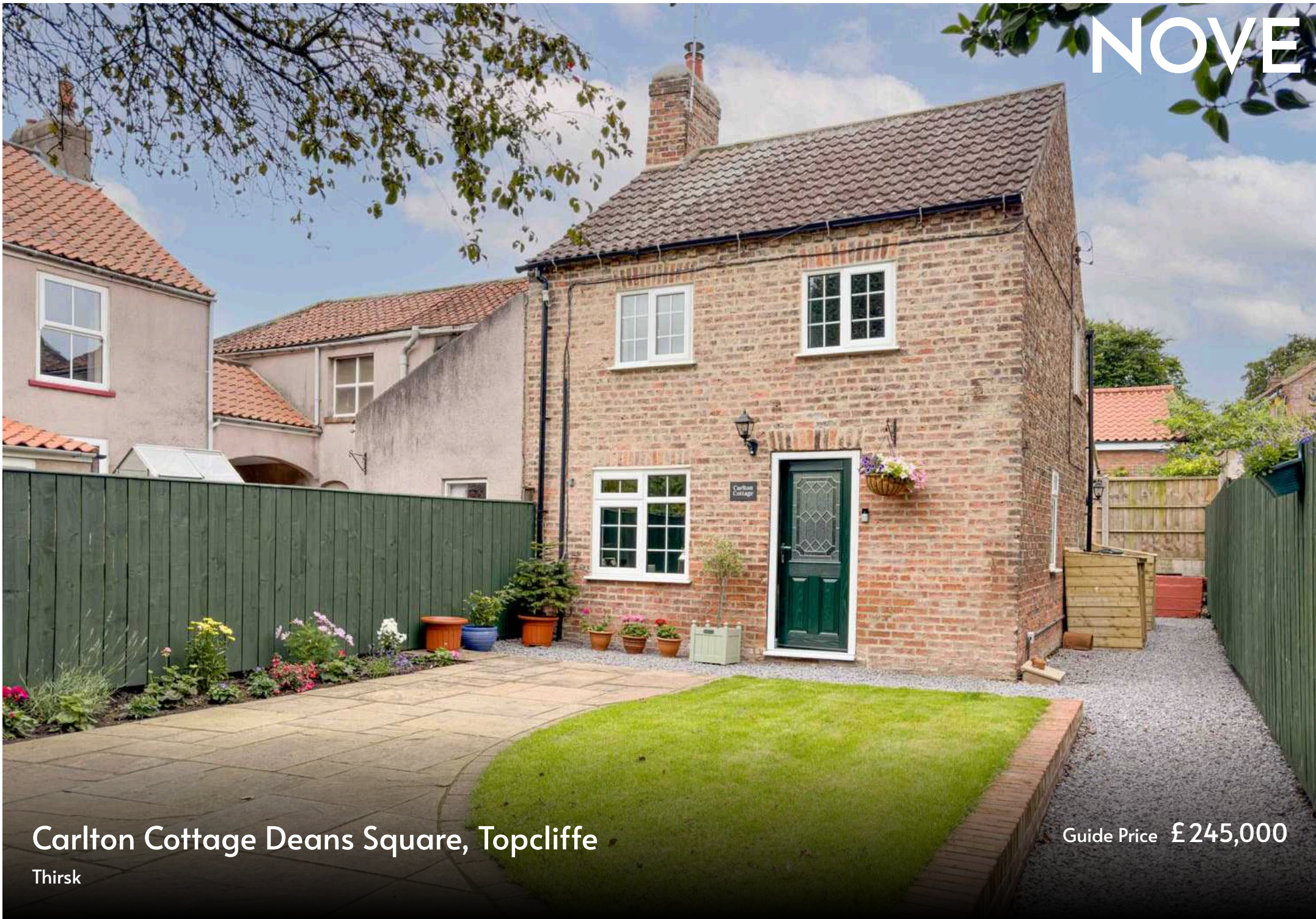


NOVE



Carlton Cottage Deans Square, Topcliffe

Thirsk

Guide Price £245,000

Carlton Cottage Deans Square

Topcliffe, Thirsk

Nestled in a charming village location, this fully renovated 2-bedroom semi-detached house is a chain-free gem that exudes comfort and character. The property boasts an extended kitchen, perfect for culinary enthusiasts, and benefits from a prime south-facing garden – a rare find that ensures natural light floods the home throughout the day. The interior showcases a seamless blend of contemporary design elements and traditional charm, promising a space that is both inviting and functional. With dimensions carefully crafted to maximise living space, this home offers endless possibilities for its lucky new owners to create their dream abode.

Stepping outside, the captivating allure of the south-facing garden instantly enchants. Situated at the front of the property, the garden features a lush lawned area, complemented by a spacious patio – ideal for al fresco dining or soaking up the sun. Well-maintained borders brimming with established shrubs add a touch of tranquillity to the outdoor space, while a convenient gravel path wraps around the cottage, providing easy access to essential amenities. Additionally, the property includes a generous shared parking area, ensuring convenience for residents and guests alike. Embrace a lifestyle of serenity and convenience in this enchanting abode, where every detail has been meticulously designed to create a harmonious living experience.

Topcliffe is a quiet village resting on the banks of the River Swale in North Yorkshire, between Thirsk, and Ripon, 8 miles to the south west. Situated in the Vale of York it has the beautiful North York Moors to the east and the picturesque Yorkshire Dales to the west. Topcliffe has a long and interesting history, being mentioned in the Domesday book and with indications of a settlement in the area dating back to Neolithic times and now boasts a primary school, village shop, two dining public houses, GP surgery, a well supported village hall, children's play park, church and even an art gallery.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming Character Cottage
- Extended Kitchen
- Village Location





Living Room

16' 6" x 16' 4" (5.03m x 4.99m)

On entering the property through the composite front door you are welcomed into this charming living room which has a beamed ceiling and large multi fuel burning stove, with windows to two aspects this light room offers space to relax and dine. The storage under stairs is a great addition while the iron radiator and chrome decorative valves give you an indication to the attention to detail spent on the renovation.

Kitchen

The kitchen has recently been extended, the pebble coloured base and wall units include a large larder cupboard and sit beautifully with the wood effect work top. The gas hob and electric oven are integrated. To the rear elevation is a velux roof light, the composite door and large window give the kitchen lots of natural light. The large upright radiator and tile effect flooring finish this lovely, modern kitchen.



Bedroom One

12' 2" x 9' 5" (3.71m x 2.88m)

The principal bedroom has a window to the front of the property and a wall mounted radiator. The bedroom door is an original feature of the property.

Bedroom Two

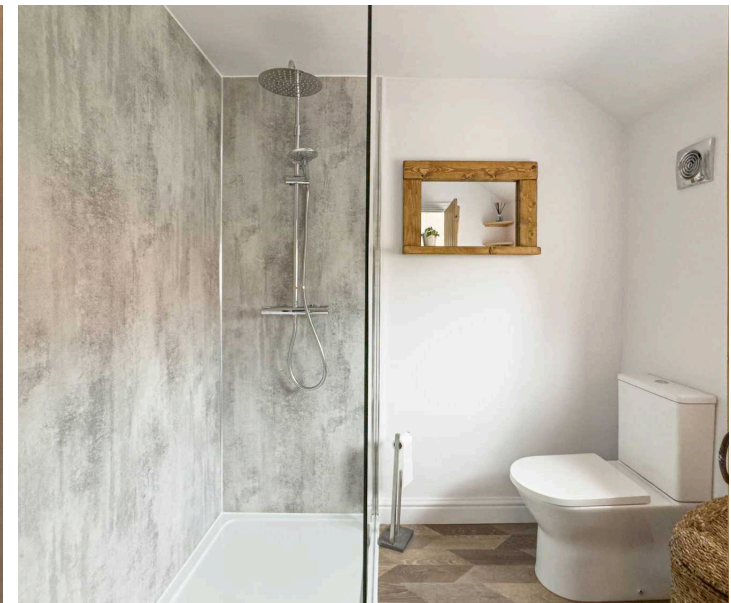
11' 8" x 6' 8" (3.56m x 2.04m)

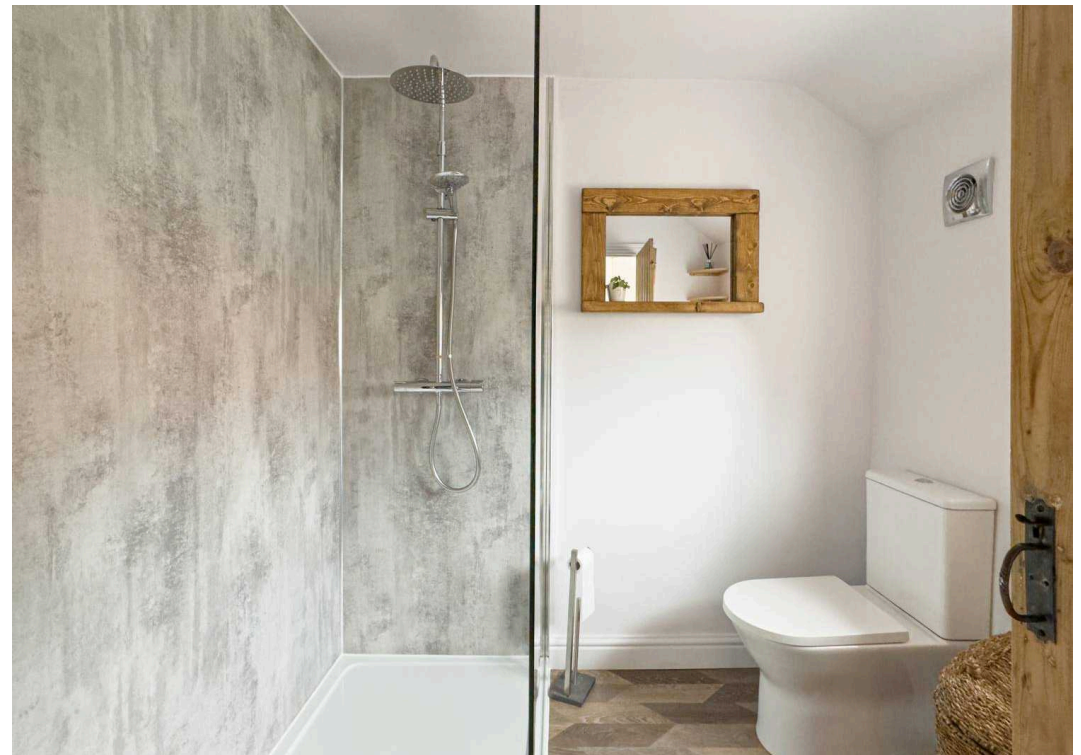
With a built in storage cupboard the second bedroom has a window over looking the garden and wall mounted radiator.

Shower Room

6' 9" x 6' 7" (2.05m x 2.00m)

With wood effect flooring, there is a large walk in shower cubical with wet board in marble effect . The frosted glass window is to the rear elevation. The basin is set into a vanity unit and there's a large towel radiator.





GARDEN

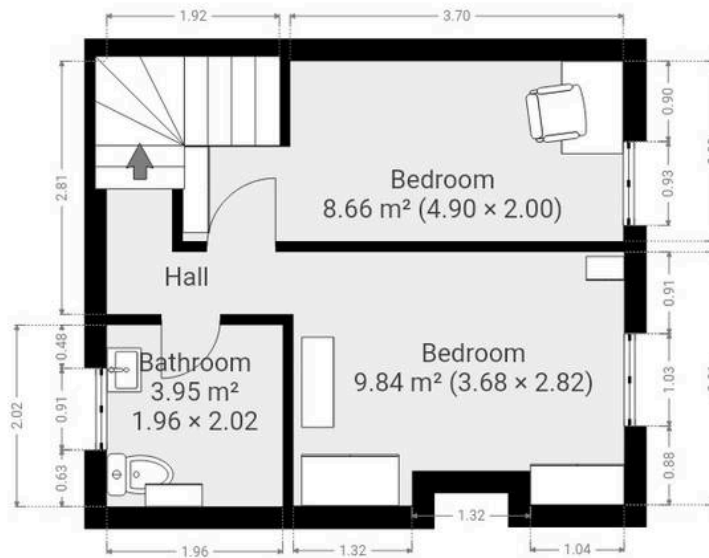
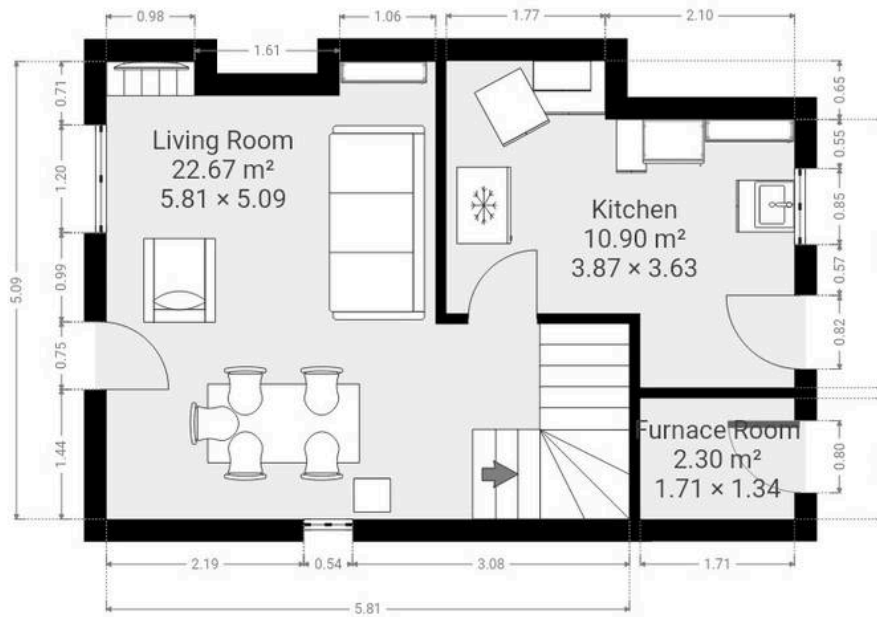
The south facing garden is to the front of the property and has a lawned area with large patio, the well maintained borders have shrubs established. The gravel path goes around the cottage and offers wheelie bin storage and an outside tap.

OFF STREET

2 Parking Spaces

There is access to a generous shared parking area.





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